

Carver Board of Selectmen Meeting Minutes
Carver Town Hall, 2nd Floor
November 3, 2015 7:00pm

In Attendance: Chairman Ronald Clarke, Vice Chairman Richard Ward, Alan Dunham, Sarah Hewins, Helen Marrone, Town Administrator Milanoski and Elaine Weston

The Chair read the announcements led the Pledge of Allegiance and Clarke led the community prayer.

Public comment period: Nancy Ryan- Adopt a Nursing Home-Life Care Center of Plymouth & Golden Living. All gifts need to be in by Dec. 15. & will take place Sat. 19th.

Applicant for the Tax Relief Study Committee: Albert E. Winters. Motion to approve the appointment by Marrone 2nd by Dunham.

Town Administrator Update:

Update from Police Chief on incident that happened at Elementary School: Chief Duphily and TA gave a synopsis of the events of the incident at the Elementary School on Oct. 26. A thorough search of the building was conducted and an investigation ensued in which it turned out to be a case of mistaken identity. All law enforcement officials worked seamlessly hand in hand and all procedures were followed. Key points were found that could be improved on and those are currently being addressed. All members of the Board commended the Police Department and the School staff. Superintendent Sorrell thanked the Town for their resources, the first responders, school staff, Sheriff's Department and everyone who pitched in.

Update on CPC (Community Preservation Committee aka CPA) funding of recreation program as part of the Elementary School Building Project: Bob Bentley, CPC Chair present – Last week a mandated public meeting was held and it was taped. CPA will have strict oversight on funds being expended. It was voted not to exceed the amount of \$1,980,313 on this project. All of these recreation costs would have been 100% on the tax payer. By going thru the CPA, we can anticipate receiving 71% funding. Hewins, Dunham and Ward commended the Community Preservation Committee for their support of this project and for using town funds judiciously.

Update from Planning Director on proposed 40B (affordable housing) project and town process: Director of Planning Marlene McCollem present – she outlined procedures and fees for the project in a draft memo. The permitting process is separate and in accordance with MGL's, which is different from the Town's standard permitting process. This proposal is different than others because it will have Town water which will make it more feasible. Ward stated that the ZBA would have a large undertaking with this project. Ward questioned if the ZBA was aware of this project and their role in it. McCollem stated that she has contacted the

Chair of the ZBA that the Town has been contacted by the State. Hewins questioned if there was a plan available. Dunham questioned the appeal process. McCollem stated that there is a plan available for the Selectmen and that there is an appeal review board in place with the State. Dunham questioned the appeal and overturn rate. McCollem stated it is almost always overturned by the State. Clarke stated that a 40B project can bypass local zoning by having small lots and other zoning issues also come up that can be overlooked because of this. Hewins stated she has been in favor of affordable housing as long as it is favorable and the reason 40Bs are rejected is because it is something that just doesn't work for the Town. Marrone questioned if there is anything positive about this project & if Copper Lantern Lane has affordable units. Copper Lantern Lane was not a 40B project and there are affordable units. A 40B is exempt from the local by-laws. Ward questioned McCollem's experience with 40B projects. McCollem has seen buildings repurposed and it depends on each individual project and how it is received. Towns have been able to negotiate acceptable outcomes. The Selectmen's role is to respond to the proposal by November 19. TA stated this can be authorized by the Board to have the Zoning Board to respond in a responsible and appropriate course of action. Motion by Ward to approve the Director of Planning to oversee the drafting of the proposal for response, 2nd by Dunham. Vote 5-0.

Rt. 44 Urban Renewal Plan: The Master Plan is looking at new commercial activity and there is a potential developer and a study is going forward. This is the old 'Whitworth' property. The Redevelopment Authority will have this be a sub-Master Planned area. It may have some or no impact on surrounding properties and transportation access needs to be in place for it to be viable.

FY 17 budget and finances: All departments have submitted balanced budgets. Department of Revenue review is still going on under the Community Compact Grant and a financial department review is going on and will be coming out with recommendations for best practices to improve the financial organization which may include budget reorganization. Evaluation of phase II of combining Town and School facilities will take 60 days to complete.

Update on Fire Station: Everything is progressing smoothly and there has been residual debris and a few minor change orders were needed and is moving forward.

Finance Department meetings will be every week in order to tie in with the Department of Revenue.

Aggregation: Good Energy pricing bids will be opened on Nov. 10 and this agreement can be opted out of and the rate will be good for 2 years.

Public Records Request: The Town has received a request for market research information consisting of 3 pages and a response has been sent that there is an obligation to pay for this and an estimate has also been sent.

Kopelman & Paige: The last time we had a rate increase was in 2008. They are increasing their rate from \$170/hour to \$175/hour.

Board of Selectmen Update:

Marrone: All Veterans in Carver are invited to a free lunch at the Council on Aging on Tues. Nov. 10. Thanks to the Police Union for their sponsorship of this event.

Hewins: Thanked PJ Kelley, Ashley White, Dennis Bent, Peter Allegrini and Signs by Design as well as the DPW & Buildings and Grounds crew for all of their help on the playground. YPAC program has finished their Jr. EMS Explorers program and thanked Tom Walsh and John Bandzul, as well as Rick Phillips and will be having a Civil War re-enactment by Ron Clarke. Thanked all for their donations of snacks for the program.

Dunham: Thanked the Carver Police Union for their donation to the food pantry. Supplies are needed year round - please donate. Read memo from the Town Clerk regarding important election dates. This information will be posted on the Town website under the Election tab. Dunham asked the status of a joint meeting with the School Committee and is concerned at the delays. Clarke has been in touch with the Chair of the School Committee and is awaiting available dates. Marrone concurred regarding the delay in the setting up of the meeting with the School Committee.

Clarke: Restated the adopt a nursing home program. Edaville has closed and will reopen for the festival of lights Nov. 20. The food pantry has a drop off in Shaw's.

Ward / Update on Elementary School Project: Ward reviewed the dates of the upcoming schedule:

Nov. 18 MSBA votes on the proposed budget

Nov. 19 the Building Committee will have a presentation at the Elementary School along with tours. The building will be bigger square footage wise and there is room for expansion.

Dec. 1 Town Meeting which is voting for the school

Dec. 12 Election with the ballot question for the school

Would also like to remind everyone not to forget the food pantry.

Discussion and vote on ballot question and debt exclusion:

TA proposed to take the money allocated for the design which would normally be used in Jan & Feb and use it in Nov and Dec in order to be 2 months ahead of the process and it will also save money. This would cost \$185,000 for this design cost. Requesting authorization for the TA to move forward with the design process now. Clarke clarified that by moving ahead now, the Town would save \$193,000 than if it happens in Jan. however, if the vote on the school does not pass, the Town would lose \$185,000. Clarke questioned where the funds will be coming

from. TA stated that it won't impact any operational issues and it would cost \$31,000 per week. We are currently having a surplus in the gasoline account and the first week can be paid out of that. TA then suggested meeting with the Capital Outlay to propose money be used out of their reserve fund, then propose to the Finance Committee to approve funding of the balance. Then at the Special Town Meeting, out of Free Cash Allocation, which has been certified, to replenish the accounts that have been effected. Clarke questioned if taken out of free cash and the ballot passes, then the funds would be reimbursed. TA confirmed that the funds would be reimbursed. Ward recommended taking a chance on this financial package. Marrone agrees with doing work in the middle of the winter and questioned if there was a delay. TA stated that construction costs will increase ½% per month which will increase the cost of the project. TA feels this is a smart business decision as you would be avoiding additional costs down the road and this process was done already for the schematic design and feels this is the most financially responsible building the Town can have. If the project is delayed, 100% of the cost is on the Town as it would not be reimbursed. Marrone voiced concerns about spending the money before it is approved by a Town Meeting vote and feels it spending taxpayer money in advance. Dunham feels the cost implications would be greater than estimated and feels it is prudent to approve it in advance. Ward stated that this in no way implies that the Board feels the school vote will pass, they are just trying to make the most of taxpayer money. TA stated this is a contingency and you cannot predict a harsh winter that could delay construction. Motion to approve to move forward with additional funding to be replenished at the Special Town Meeting including reallocating the first week of spending \$31,000 from the gasoline account and future allocation from Capital Outlay and Finance Committee by Ward, second by Hewins. Vote 4-0 1 (Marrone abstain)

Proposed language for Special Town Meeting: 3 Articles: Recap-

Article #1: CPC approval of money for recreational use on the site of the proposed school.

Article #2: Authorization to move forward building and spending the money on the school subject to a ballot vote.

Article #3: Ballot question for Dec. 12 – Debt exclusion authorization

Motion to approve Special Town Meeting Article #1 by Ward, 2nd by Dunham. Vote 5-0.

Motion to approve Special Town Meeting Article #2 by Ward, 2nd by Hewins. Vote 5-0.

Motion to approve Special Town Meeting Article #3 by Ward, 2nd by Hewins. Vote 4-0-1 (Marrone abstain)

Motion to accept ballot question pending any changes by legal counsel, by Ward, 2nd by Marrone. Vote 5-0.

TA stated that the cost of the average home with an assessed value at \$259,000 will cost \$359 per year less the 6% amount allocated from the solar energy project dedicated funds. (not based on market value of the home)

The cost of the average manufactured home will cost \$42.10 per year less the 6% amount allocated from the solar energy project dedicated funds.

Minutes; 10/20/15: Motion to approve by Dunham, second by Hewins. Vote 4-0-1 (Marrone abstain)

Appointment of Daniel Ginnetty to complete term of Lisa Rowe on Area 58 Community Access Media Board of Directors thru 12/31/15. Motion to approve by Dunham, 2nd by Hewins. Vote 5-0

Appointment of Daniel Ginnetty to a 3-year term on the Area 58 Community Access Media Board of Directors from 1/1/2016 – 12/31/2018. Motion to approve by Dunham, 2nd by Hewins. Vote 5-0

Request for fishing tournament on Sampson's Pond 6/4/16: Motion to approve by Dunham, second by Hewins. Vote 5-0.

One Day Special – Carver Public Library Tue 12/8/15: Motion to approve subject to approval by the Town insurance by Ward, second by Hewins. Vote 5-0.

Motion to adjourn at 9:45pm at by Ward to Executive Session to discuss strategy with respect to collective bargaining negotiations with unions (Clerical, DPW, Dispatchers, PEC/IAC-Health Care, Police) and for non-union negotiations and with all non-union personnel not under contract, and strategy for litigation, and for purchase, exchange, sale, lease or value of real estate that may have a detrimental effect on the bargaining position of the town if held in open session, and to reconvene in open session, second by Hewins. Roll Call affirmative: Dunham, Hewins, Ward, Marrone & Clarke.

Motion to adjourn at 10:30 pm by Dunham, 2nd by Ward. Vote 5-0.